

## 5.0 Designing our Future Character

The proposed character for the Town of New Hartford is illustrated using three types of graphics. First, the Town-wide concept is presented on the Future Land Use Plan. Next, individual Neighborhood Areas, which are indicated on the Future Land Use Plan, are illustrated using aerial photographs with the proposed development drawn in. The third type of graphic is an eye-level photo-simulation showing what the Neighborhood Area could look like on the ground. Together these illustrations will present the future of the Town from the general concept to what it may actually look like.

These concepts were developed to respond to the changing needs of the community and to address the vision of the future as it emerged during consultations with the steering committee, Town Board members, public input process and Focus Group sessions. The future character of New Hartford is one that sustains the Town and its quality of life allowing for future growth including a range of residential choices and a continued diversification of the economy. The vision of the future also embraces environmental sustainability for New Hartford, addressing the limitations of the land including the persistent storm water issues, traffic problems and other issues.

The vision includes a greenway through the Town, which acts as a transportation and revitalization spine, incorporating trails and protecting the vital Sauquoit Creek Corridor. All of this translates into the physical manifestation of a series of neighborhood plans including one building on the existing Village of New Hartford and the other three addressing solutions for the Hamlet of Chadwicks, the Hamlet of Washington Mills and the Commercial Drive area.

### 5.1 Future Land Use Plan

This plan represents the basic concept for future land use in the Town of New Hartford. The framework for the plan is based on four Neighborhood Areas that are local anchors located alongside a Green Corridor that runs from the southern to the northern borders of the Town. Surrounding the Neighborhood Areas is a Greenway that creates a boundary between the neighborhoods and the less developed surrounding area. Proposed land use is indicated as colored tones.

Following the figure on the next page is a description of each of these components.

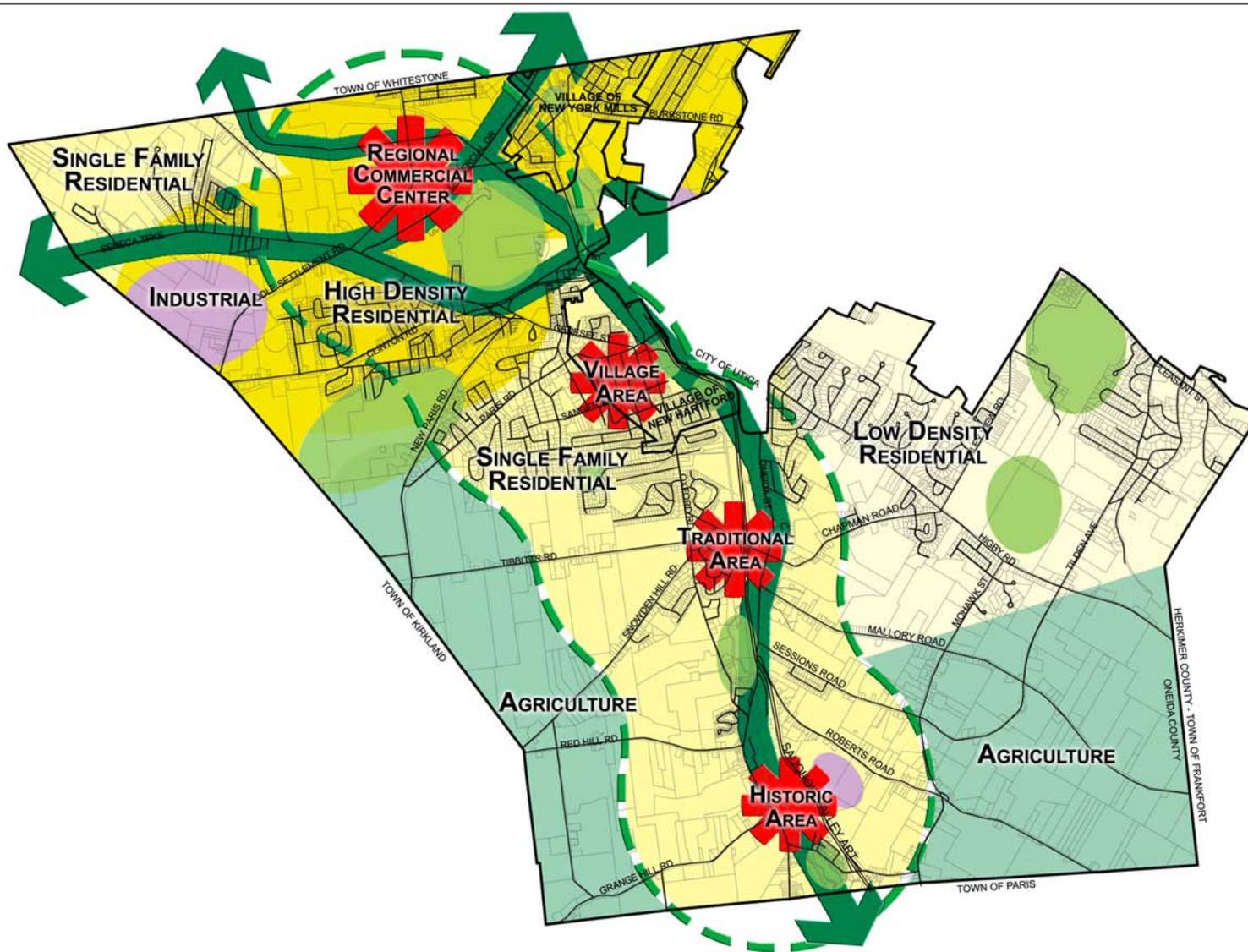
Town of  
New Hartford  
Comprehensive  
Plan

New Hartford, NY

FUTURE LAND  
USE PLAN

Legend

-  GREEN CORRIDOR
-  PARKS
-  HIGH-DENSITY RESIDENTIAL AREA
-  SINGLE FAMILY RESIDENTIAL AREA
-  LOW DENSITY RESIDENTIAL AREA
-  AGRICULTURAL AREA
-  INDUSTRIAL AREA
-  GREENWAY WITH 1 MILE RADIUS AROUND NEIGHBORHOODS
-  NEIGHBORHOOD AREAS



### 5.1.1 Green Corridor

This is a corridor located along the major transportation routes in the Town. The idea is to create an identity for this corridor, which is comprised of different roads. The identity should be different than other transportation routes and should be readily apparent to the casual observer. The Green Corridor should include design features such as a well-developed, continuous pedestrian path and bicycle route, enhanced crosswalks, street trees, unique signage and gateways at each end. It should be the priority corridor for Town beautification efforts and incentives to improve the neighborhoods and commercial areas along it

### 5.1.2 Neighborhood Areas

The Neighborhood Areas represent unique local areas where enhancements and commercial businesses will be focused. Each has a different character based on both current and proposed development. There are illustrations of three of these areas, and an associated description, that follows. The four Neighborhood Areas are:

- Regional Commercial Center
- Village Area
- Traditional Area
- Historic Area

### 5.1.3 Greenway

The Greenway is a looped system that surrounds the four Neighborhood Areas. It is roughly comprised of four, a one-mile radius circles around the Neighborhood Areas. One mile was selected because it is generally thought of as a "neighborhood scale" being the amount of distance an average person can walk in fifteen minutes. The intent is that within the Greenway, residents can easily walk to the center of their Neighborhood Area. This Greenway is comprised of trails, wherever feasible, and greenspace in other areas. It will generally define the boundary between the single-family residential area that surrounds the Neighborhood Areas and the less developed outlying areas.

## 5.2 Land Use

The northern portion of the Town will be the more densely developed area and is designated for high-density residential, light industrial and commercial uses. Aside from the northern area, the rest of the Town's land use is defined by the Greenway, which is the boundary of the single-family residential Neighborhood Areas with their small-scale commercial uses on the inside of the Greenway and the agricultural and low-density residential uses on the outside.

## 5.3 Neighborhood Centers

### 5.3.1 Regional Commercial Center

This Area is in the vicinity of Commercial Drive, Middle Settlement Road and the Seneca Turnpike, and is currently the location of Sangertown Square and several commercial plazas. Areas adjacent to and nearby commercial centers have developed a more commercial character, including an area on New Hartford Street near the Uica City line.

Improvements include the elimination of a portion of Middle Settlement Road and replacement with a large-scale traffic circle that forms space for signature development at its center. The circle has four roads entering it with the terminated Middle Settlement Road coming in at the northeast. A new road comes into the circle on the west and will connect with Woods Road. The road at the south end of the circle will align with the main entrance to the Sangertown Mall. This road will provide access to service roads for the commercial plazas. The east side of the circle is connected to Clinton Street.

Commercial Drive is enhanced by providing streetscape improvements such as a center planted island, street trees along sides, enhanced sidewalks and gateway features at each end of the Area. On the north side of Commercial additional small commercial buildings occupy the street frontage. On the south side, the amount of commercial buildings are reduced to provide space for the enhancement of the existing stream which is widened to improve habitat for fish & wildlife, provide community stormwater storage capacity and improve the aesthetic appeal.

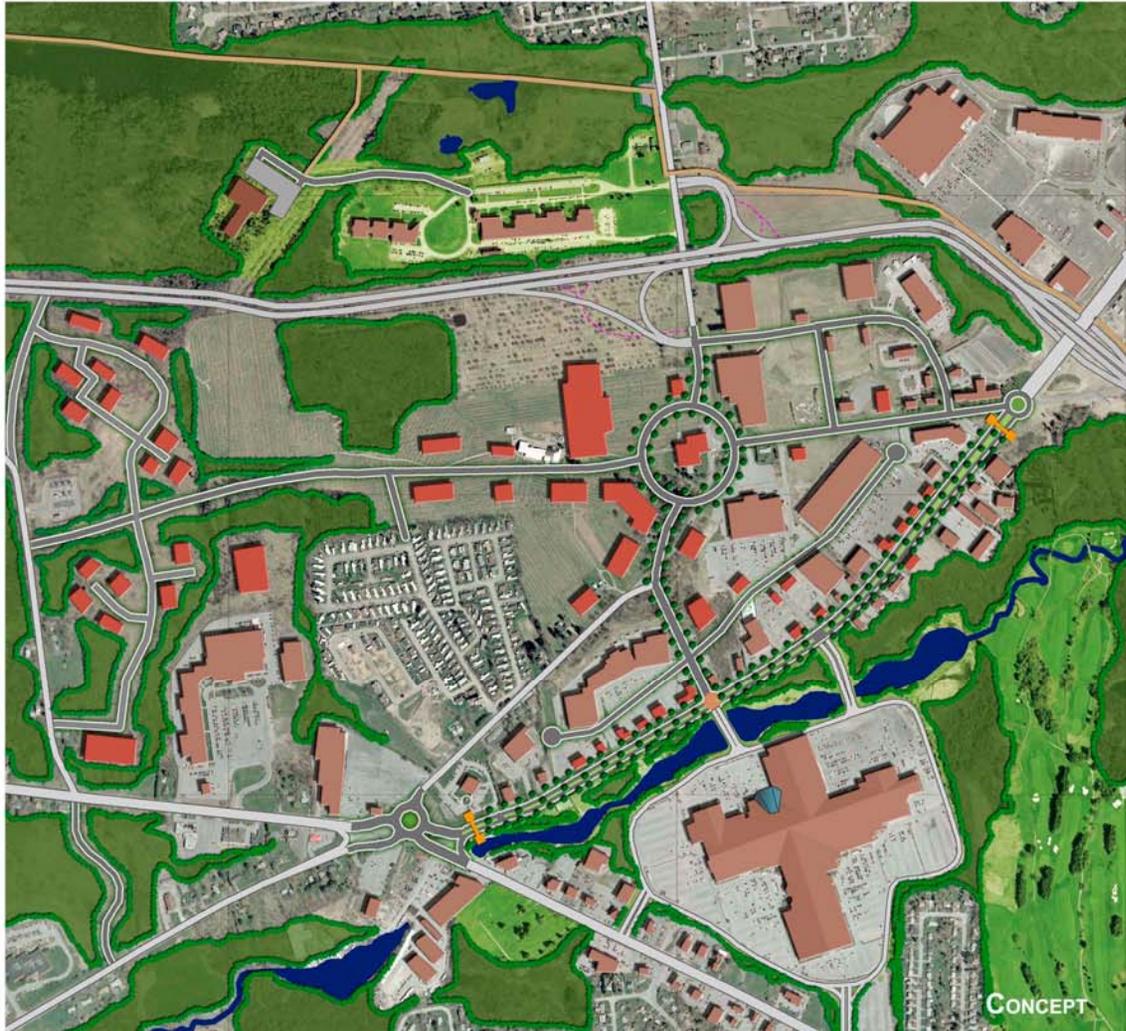
At each end of Commercial Street in the Regional Commercial Center, the intersections are changed to roundabouts (see photo-simulation). The new roundabout designs that are being increasingly used provide several benefits over conventional lighted intersections – they decrease traffic delays, reduce accident rates, significantly reduce auto injury accidents, are safer for pedestrians and offer aesthetic benefits by creating a noticeable gateway effect and the opportunity to landscape the center island. The New York State Department of Transportation (NYSDOT) is increasingly using roundabouts to solve traffic problems. NYSDOT provides information on roundabouts on its website at: <http://www.dot.state.ny.us/roundabouts/round.html>

A trail is proposed for the north side of the Regional Commercial Center. A trailhead is provided where the trail connects with Middle Settlement Road.

Town of  
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New Hartford, NY

REGIONAL  
COMMERCIAL  
CENTER CONCEPT





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CENTER



### 5.3.2 Traditional Area

This Neighborhood Area is in the Washington Mills vicinity near the intersection of Oxford and Kellogg Roads. The Neighborhood Area is defined by a loop formed by Kellogg Road on the north end, a short segment of Tibbitts and Oxford Roads, Snowden Hill Road on the west side, a proposed road that extends to Washington Mills Park and another proposed road on the east side from Sessions Road to Chapman Road. There are some open lands within this loop, which is proposed for residential development to enhance the neighborhood quality.

The commercial zone in this Neighborhood Area is along Kellogg Road. Streetscape improvements such as tree plantings, improved sidewalks and a bicycle trail are proposed along Kellogg in this Area. West of the Sauquoit Valley Arterial along Kellogg is the Kellogg Road Mall which has some small commercial sites proposed for the frontage along with some roadway and parking area definition. Across the Road and to the west of the mall, some existing residential properties are replaced by light commercial or office uses (see the photo-simulation of this area). North of Kellogg, there is a pond being proposed which will also function as a community stormwater detention basin. Across the Arterial at the intersection of Kellogg and Oneida is more room for additional commercial uses along the roads. A cluster of Commercial buildings is used to form a plaza that will act as a visual focus and can be the location of civic monuments, holiday displays, etc. The existing Creek in this area is expanded to become ponds for visual enhancement and community stormwater detention creating small-scale waterfront for some of the businesses in this area.

A trail system network is proposed in this area. A major segment runs along Sauquoit Creek in Washington Mills Park and parallels the Sauquoit Valley Arterial with a possible connection across the arterial. On the east side of the arterial, a trail provides a connection from St. Agnes School to the commercial area and proposed ponds.





EXISTING

# Town of New Hartford Comprehensive Plan

New Hartford, NY

## VILLAGE STREET



CONCEPT

### 5.3.3 Historic Area

The Historic Neighborhood Area is located in the Hamlet of Chadwicks in the southern portion of the Town at the intersection of Grange Hill Road and Oneida Street. This area currently includes a mixture of historic two-story residential along with some commercial and industrial uses. Proposed enhancements include the development of a road on the west side that goes up the hill providing space for new residential lots. Another new road east of Oneida Street crosses Sauquoit Creek to provide access to area for light industrial use. A trail is located along the railroad corridor providing access to the school, stream and pond to the east.

Oneida Street is enhanced by the addition of street trees, new pedestrian and bicycle trails, gateway features and lighting to encourage businesses to occupy and redevelop the existing residential properties along the road (see the photo-simulation). Openings along the road will provide a visual connection to Sauquoit Creek.

Widening to provide pools for enhanced fish habitat and stormwater storage capacity enhances Sauquoit Creek. Vegetation along the banks is preserved to create an attractive stream corridor that is natural in appearance. The cluster of manufactured homes to the north is replaced by a pond and surrounding wetland with stormwater storage capacity.

### 5.3.4 Village Area

This Neighborhood Area is centered over the Village of New Hartford. It will be developed in a manner similar to the Traditional Neighborhood Area with the exception that the development will include more small-scale mixed use.

Town of  
New Hartford  
Comprehensive  
Plan

New Hartford, NY

HISTORIC AREA  
CONCEPT





# Town of New Hartford Comprehensive Plan

New Hartford, NY

## HISTORIC STREET

